



# NORFOLK

## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 7408 Sewell 's Point Road

DATE: August 25, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	Sewell's Point Road	<b>Neighborhood:</b>	Oakwood
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Ft. x 100 Ft.
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	37.01 Ft. x 147.55 Ft.
<b>House Size: (Width x Depth)</b>	20 Ft. x 41 Ft.	<b>Square Footage:</b>	1624 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Office of Housing**  
Department of Planning and Community Development  
**Development Certification for Non-Standard Lots**

**Applicant Information**


<b>Applicant Name:</b>	Concept Properties, LLC.	<b>Date of Application:</b>	March 17, 2015
<b>Mailing Address:</b>	9610 14 <sup>th</sup> Bay Street		
<b>City, State, Zip Code:</b>	Norfolk, VA 23518		
<b>Phone Number:</b>	757.510.1751	<b>E-Mail:</b>	

**Property Information**

<b>Location:</b>	7408 Sewell's Point Road	<b>Neighborhood:</b>	Oakwood
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Feet x 100 Feet
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	37.01 Feet X 147.55 Feet
<b>Proposed House Size:</b>	20 Feet x 41 Feet	<b>Square Footage:</b>	1624 SF

The proposed building plans and elevations for development of the site at 7408 Sewell's Point Road and located in the Oakwood neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

  
George Homewood, AICP, Director  
City Planning

July 29, 2015  
Date

BC: City Manager's Office  
City Planning Director  
Program Manager  
Building Official

12  
8

Vinyl Cedar Shake

4" Corner Trim (typ.)

4" Window Trim (typ.)

6" Fascia

8" to 10" Beam

Architectural Defined Railing

8" Columns

Brick Foundation Wall

Hip Roof

36" Transom

6" Door Trim (typ.)

Brick Steps

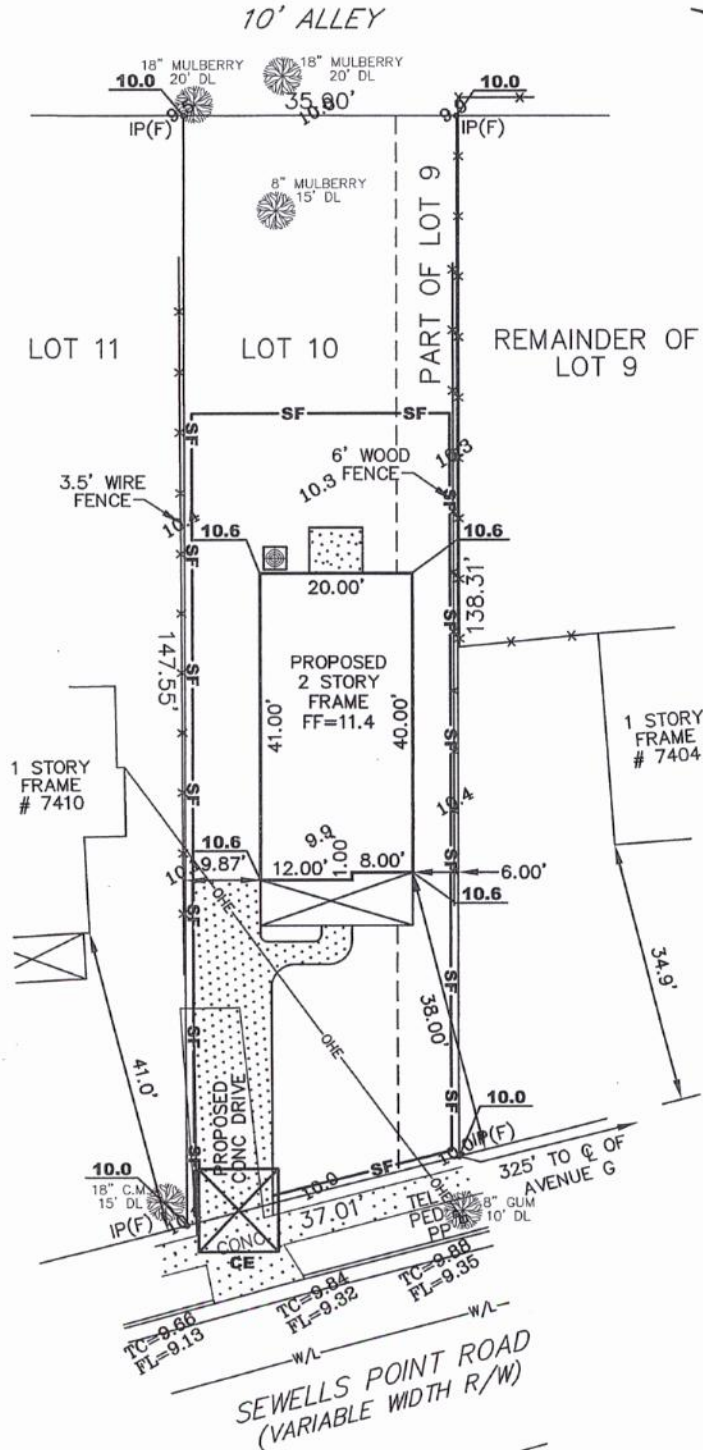
6" x 6" Newell Post  
with Decorative Top

FRONT ELEVATION



# **GENERAL NOTES**

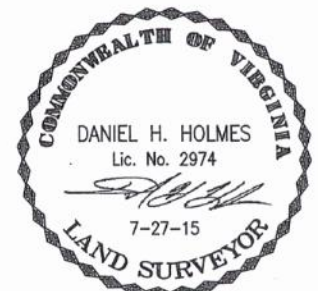
1. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO NAVD-88 DATUM.
2. AFTER BUILDING PERMIT IS ISSUED, WARD M. HOLMES ASSUMES THE BUILDER APPROVED THE SIZE AND LOCATION OF THE HOUSE AS SHOWN HEREON.
3. SEWER AND WATER ARE AVAILABLE.
4. **0.00** = PROPOSED ELEVATION.
5. **FF** = FINISHED FLOOR ELEVATION.
6. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN "X"(UNSHADED) FLOOD ZONE ACCORDING TO F.E.M.A. MAP PANEL NO. 510104-0065F, REVISED SEPTEMBER 2, 2009.
7. PROPERTY IS ZONED R-8.



SITE PLAN  
OF  
LOT 10 & PART OF  
LOT 9, BLOCK 3  
WASHINGTON PARK  
NORFOLK, VIRGINIA  
FOR  
BRIAN McDONALD

REVISED: JULY 27, 2015  
DATE: MARCH 17, 2015  
SCALE: 1" = 20'  
NOTE: FOR PLAT SEE  
M.B.4 PG.68  
CHESAPEAKE, VA.

**WARD M. HOLMES**  
LAND SURVEYOR, P.C.  
9225 GRANBY STREET  
NORFOLK, VIRGINIA 23503  
757-480-1230



DRAWN BY: DHH

PROJECT NO. 15-198